

6. Single Building or Complex of Buildings

The various options available in a new building program include either a single building or a complex of buildings approach to solve for Agency potential consolidation needs. The merits of each option can be evaluated upon the comparison of pros and cons of each approach as follows:

Single Building

Pros

1. Maximize operational efficiency.
2. Maximize flexibility of organizational and functional relationships.
3. Allow the desired contiguity of office space and special purpose space.
4. Maximize limits of functional expansion area.
5. Maximize the flexibility of organizational and functional relocation between Headquarters Building and one single new building.
6. Minimize the number of utilities, housekeeping, communications, digital data, security, safety, and control systems required to operate and maintain facilities and to support Agency operations.
7. Achieve maximum amount of building for the dollar.

Cons

1. Require lengthy time frame for total implementation and occupancy.
2. Limit the ability to achieve multiphased interim occupancy to satisfy ongoing needs prior to a total one building project completion.
3. The scale of one massive structure may compete with Headquarters Building and be incompatible with the scale and character of the surrounding national park land environment.
4. The overlapping of utilities support system serving standard office space and special purpose could cause facilities environmental adequacy and efficiency problems.
5. Provides no interim alternative which would allow incremental occupancy of portions of a new single building.

Pros

8. Maximize energy conservation through the efficient utilization of minimal numbers of utilities support services located in one facility.
9. Minimize the amount of site area for building use.
10. Minimize size of security guard force required for coverage and control.

Cons

6. Provides no intermediate alternative other than the support and justification of a major one-time funding appropriation during a timeframe of unfavorable national economic conditions, reduced federal expenditures, and questionable congressional receptivity.

Complex of Buildings

Pros

1. Allow for the pure design characteristics of separate office buildings and special purpose buildings.
2. Allow for the specific design and independent dedication of utilities support systems to adequately and efficiently serve pure office space functions or pure special purpose functions.
3. A complex of buildings would allow multiphased or incremental smaller building completion and partial occupancy in shorter timeframes to solve key Agency ongoing requirements as they occur.
4. Multifiscal year phased project funding would be possible to achieve such multiyear phased incremental project completion and occupancy.

Cons

1. Project costs would be higher for a series of buildings.
2. Larger site area would be required for a series of buildings.
3. Provision of independent utility systems in separated locations would be more costly, require more space, and involve greater costs in maintenance and operation.
4. Reduce organizational and operational efficiency through separation of office and special-use functions.
5. Reduce the flexibility of component relocation, expansion options and deter accommodation of office space/special-purpose space relationships.

Pros

Cons

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EQUATE WITH #3 CON?

5. Separation of buildings by space type, utilities support type and timeframe of operations would minimize areas to be served utilities support after standard working hours and result in more efficient utilities use and greater energy conservation.

6. Phased incremental building program implementation would provide more flexibility in solving the variable external impacts on our external buildings and our Agency organization as a whole.

7. The scale of a complex of buildings may be more appropriate to the Headquarters site and its surroundings than a second massive single building which would compete with the present Headquarters Building and overpower the scale and character of the adjacent National Capital Park area.

6. Require duplication, redundancy, and extensive additional distribution of communications systems, digital data systems, security and safety alarm systems, and general support systems.

7. Increase the level of security guard and receptionist requirement.

8. Limit the flexibility of organizational and functional relocations between Headquarters Buildings and a series functionally designed buildings.